



ZONING HEARING
COMMUNITY ZONING APPEALS BOARD - 14
Tuesday, November 15, 2005 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
Room 203 (Old Building)
10710 SW 211 STREET, MIAMI, FLORIDA

Due to Hurricane emergency and Code mandates
Only three items (deferrals with no readvertising needed)
will be heard on November 15, 2005:

Winston E. Shield #04-395,
Emilio Garcell #05-37, and
James Cloninger & Deborah Hilson #05-25
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The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **WINSTON E. SHIELD (04-395)**

Location: The southeast corner of theoretical SW 132 Avenue & SW 228 Street, Miami-Dade County, Florida (4.76 Acres)

The applicant is requesting a zone change from agricultural district to modified estate district, on this site.

2. **EMILIO GARCELL (05-37)**

Location: 12400 SW 199 Avenue, Miami-Dade County, Florida (7.78 Gross Acres)

The applicant is requesting to permit a single-family residence with less lot area than required, on this site.

3. **JAMES CLONINGER & DEBORAH HILSON (05-25)**

Location: Lying approximately 330' south of SW 312 Street and west of SW 187 Avenue, Miami-Dade County, Florida (5.09 Acres)

The applicants are requesting a zone change from agricultural district to single-family residential district, on this site.

The 7 items below, scheduled for November 15, 2005
Have been rescheduled to December 13, 2005.

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The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **LAZARO BOMBALIER (04-449)**

Location: The west side of SW 132 Avenue and approximately 600' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, and to permit accompanying requests, on this site.

2. **LENORE FERGUSON (04-165)**

Location: The south east corner of SW 197 Avenue and SW 312 Street, Miami-Dade County, Florida (20 Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district, on this site.

3. **JAMES & DIANE JOSWIAK (05-79)**

Location: 16101 SW 284 Street, Miami-Dade County, Florida (120' X 131')

The applicants are requesting to permit a single-family residence and a shed setbacks to be less than required from property lines, on this site.

4. **THOMAS & CHRISTINE TERRY (05-83)**

Location: Lying approximately 330' west of SW 202 Avenue and south of SW 188 Street, Miami-Dade County, Florida (2.57 Gross Acres)

The applicants are requesting to permit a lot with less area than required, on this site.

5. **BCG PARTNERS LLC (05-98)**

Location: The southeast corner of SW 192 Avenue & SW 304 Street, Miami-Dade County, Florida (19.97 Gross Acres)

The applicant is requesting a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting where they are required, on this site.

6. **JUAN & BEATRIZ VEGA (05-138)**

Location: 13965 SW 184 Street, Miami-Dade County, Florida (2 Gross Acres)

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

7. **JOSE & JOSEFINA RIOS (05-153)**

Location: 11950 SW 191 Terrace, Miami-Dade County, Florida (80' X 95.01')

The applicants are requesting to permit a utility/storage structure and an addition to a single-family residence setbacks to be less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.